



FULLY RENOVATED SECOND FLOOR OFFICE SPACE IN DOWNTOWN BUILDING

555 SF

\$1,750 Per Month Modified Gross; +\$3.00 PSF Electric

- 13'5 ft. ceilings with new hardwood floors, private restrooms, lighting, foyer and upgraded walkway to entrance
- Adjoining municipal parking lot and walking distance to other public lots; across from Metro-North train & direct access from Saw Mill River Parkway
- Located in the heart of Chappaqua's main shopping thoroughfare, Town Hall, and walking distance from middle school
- High demographics; site also surrounded by Armonk, Mount Kisco, Briarcliff and Pleasantville
- Located in new downtown revitalization area featuring new \$11+/- million infrastructure project - sidewalks, lighting, benches, planters & bike racks

CONTACT OWNER'S
EXCLUSIVE AGENT:

JOAN SIMON: [914-779-8200](tel:914-779-8200) x117 jsimon@admiralrealestate.com

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EXTERIOR PHOTOGRAPHS



View from stop sign at Quaker Rd and South Greeley Ave



Ramp and corridor from back of building



Corridor entrance on South Greeley Ave



Downtown Chappaqua
Facing North on South Greeley Ave

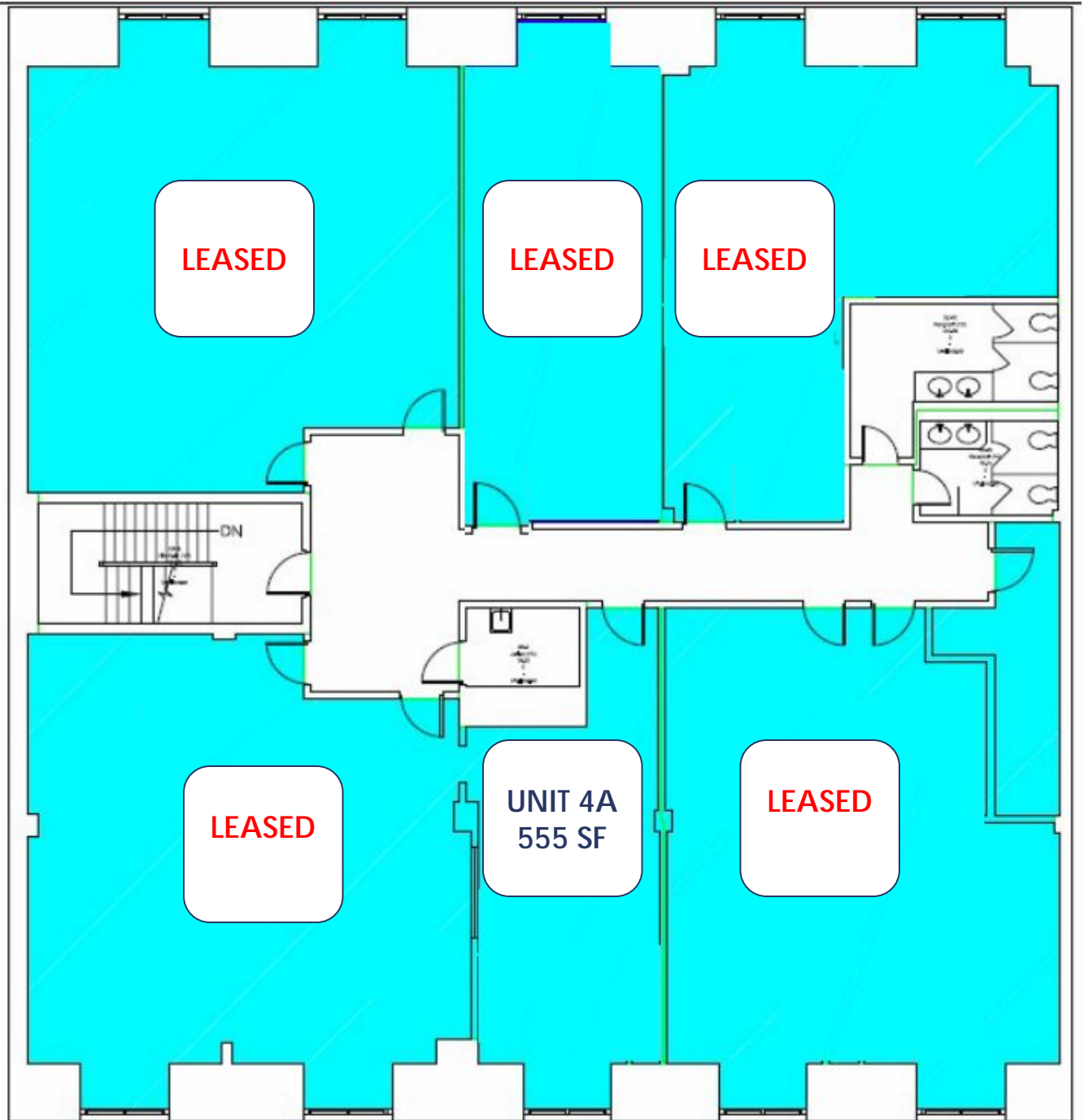
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SECOND FLOOR SITE PLAN



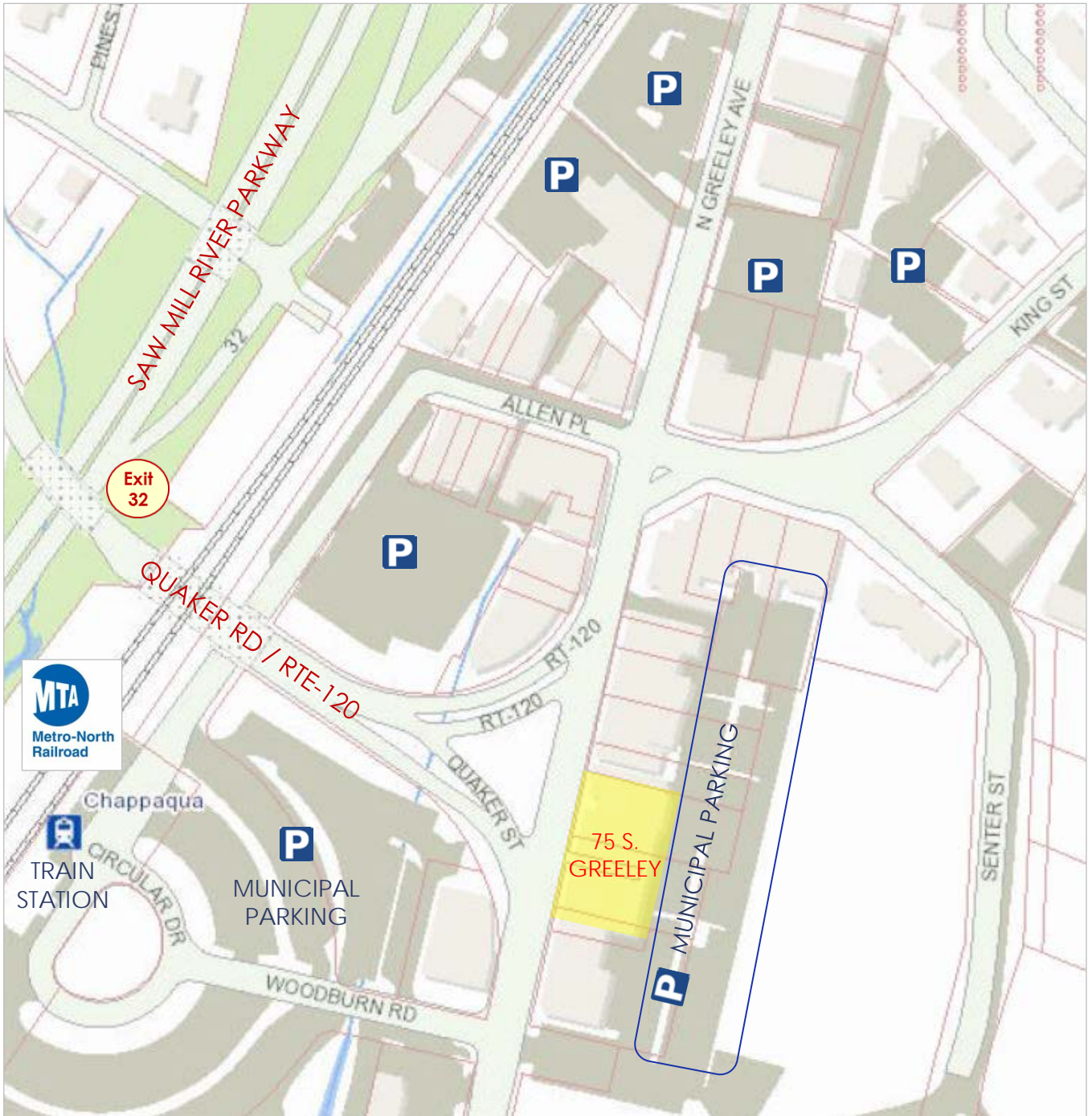
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DETAILED PARKING MAP



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DOWNTOWN MAP



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ADMIRAL REAL ESTATE SERVICES CORP. 62 Pondfield Rd Bronxville, NY 10708 Jonathan H. Gordon, Corporate Broker admiralrealestate.com

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Downtown Chappaqua

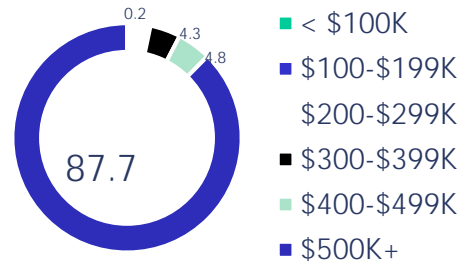


2020 CHAPPAQUA HOME VALUES

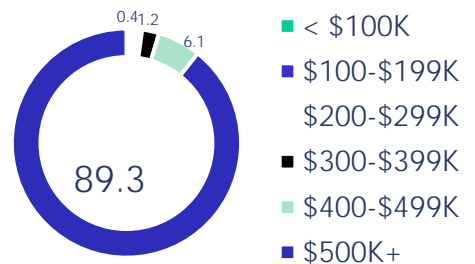
DEMOGRAPHICS

By Radius	0.5-Mile	1-Mile	1.5-Mile
Average HH Income	\$292,716	\$285,642	\$287,332
Median HH Income	\$200,001	\$199,070	\$198,543
Population	1,314	6,221	10,798
Total Households	496	2,297	3,816
Retail Potential	\$52.1M	\$254M	\$434M
Disposable Income	\$157,539	\$155,521	\$156,000
Medical Expenses	\$15,915	\$15,657	\$15,657
Avg Net Worth	\$3.43M	\$3.56M	\$3.52M
Net Worth > \$2M	35.9%	37.0%	36.1%

(1-Mile Radius)



(3-Mile Radius)



CHAPPAQUA, NEW YORK (TOWN OF NEW CASTLE)



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CHAPPAQUA & THE TOWN OF NEW CASTLE

A picturesque, walkable town with incredible demographics, downtown Chappaqua is home to retailers such as Starbucks, Susan Lawrence Gourmet Foods, Le Jardin Du Roi, Ibiza, Chappaqua Village Market, Citibank, Bank of America, Houlihan Lawrence, Great Stuff, Petticoat Lane, Pizza Station, Emmary Day Spa, and many others.

The primary shopping corridors in downtown Chappaqua are North & South Greeley Avenue and King Street, 2 blocks from the Metro-North commuter train station.

In 2019, Chappaqua completed a \$11+/- million infrastructure and streetscape transformation, including new widened sidewalks, pedestrian plazas, benches, lighting, planters & an information kiosk.

There are also plans well underway to rezone Chappaqua's downtown area to permit multi-story mixed-use buildings at a far higher density than currently allowed.

The rezoning recommendations endeavor to incorporate Transit-Oriented Development (TOD) best practices, promoting higher density residential uses, environmental sustainability, improved walkability and flow, open spaces and gathering places. Higher-density, TOD uses will attract new residents in a retail supportive environment, adding value to the subject property's existing retail and potential for redevelopment.

Chappaqua is one of two hamlets, the other Millwood, that are located in the Town of New Castle. This town is centrally situated in Westchester County, approximately 30 miles north of Manhattan.

New Castle is crossed by two major north-south arteries: Taconic State Parkway, which runs through Millwood, and Saw Mill River Parkway, which runs through Chappaqua. The town is also served by the Chappaqua station of the Metro-North Railroad's Harlem Line, which abuts Chappaqua's downtown area.

Neighboring municipalities include Armonk, Briarcliff Manor, Mount Kisco, Ossining and Pleasantville.

